

Prepared by:

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600 Fifth Avenue South Suite 207
Naples, FL 34102
239-263-6000
File Number: 2024-145

Consideration: \$2,450,000.00

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Special Warranty Deed

This Special Warranty Deed made this 14th day of February, 2025 between Paula J. Davis, Individually and as Trustee under the Revocable Trust of Paula J. Davis, dated the 29TH day of September, 2000, and John W. Gnagey, III, Individually and as Trustee of the John W. Gnagey, III Trust, dated June 5, 1998, wife and husband whose post office address is 6003 Hammock Isles Cir, Naples, FL 34119, grantor, and Keith J. McDonald and Teresa A. McDonald, husband and wife whose post office address is 14631 Nicholas Way, Naples, FL 34119, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

Lot 11, Sereno Grove, according to the plat thereof, as recorded in Plat Book 65, Page 13, of the Public Records of Collier County, Florida.

Parcel Identification Number: 73246000480

Lot is subject to the terms of the Declaration recorded in Official Records Book 5566, Page 2268, of the Public Records of Collier County, Florida, as provided for in paragraph 22.4 of said Declaration.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

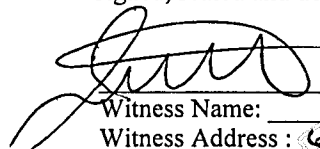
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

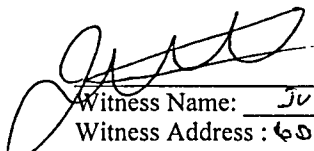
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

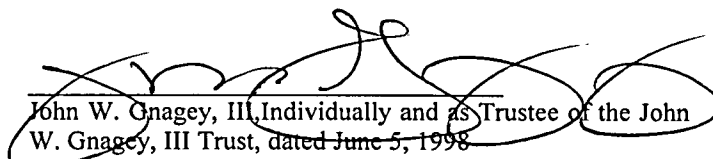
Signed, sealed and delivered in our presence:


Witness Name: Julissa Santos
Witness Address: 600 5TH AVE S, Ste 207
Naples - FL - 34102


Paula J. Davis, Individually and as Trustee under the Revocable Trust of Paula J. Davis, dated the 29TH day of September, 2000


Witness Name: Hans Hamann
Witness Address: 600 5TH AVE S, Ste 207
Naples - FL - 34102


Witness Name: Julissa Santos
Witness Address: 600 5TH AVE S, Ste 207
Naples - FL - 34102

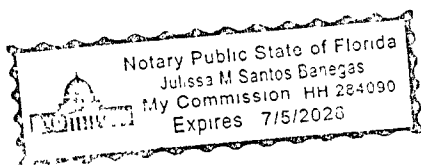

John W. Gnagey, III, Individually and as Trustee of the John W. Gnagey, III Trust, dated June 5, 1998

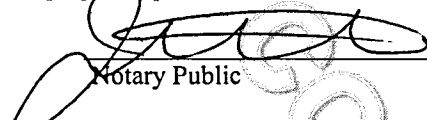

Witness Name: Hans Hamann
Witness Address: 600 5TH AVE S, Ste 207
Naples - FL - 34102

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of February, 2025 by Paula J. Davis, Individually and as Trustee under the Revocable Trust of Paula J. Davis, dated the 29TH day of September, 2000, and John W. Gnagey, III, Individually and as Trustee of the John W. Gnagey, III Trust, dated June 5, 1998, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: _____
My Commission Expires: _____